FINAL PLAT OF
WOODLAND CREEK ESTATES

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF LOT 2, JCM SUBDIVISION TO THE CITY OF SHERIDAN & PLATTING A PORTION OF THE NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = ±13.81 ACRES
AREA OF 49 LOTS = ±7.29 ACRES
AREA OF OUTLOTS A–D = ±3.53 ACRES
AREA OF ROADS = ±1.82 ACRES
AREA OF OUTLOTS R–1 & R–2 (PRIVATE ROADS)= ±1.17 ACRES
CITY OF SHERIDAN ZONING = PLANNED UNIT DEVELOPMENT (PUD)

NOTES:

1) TEN (10) FOOT UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND OUTLOTS A,B,C,&D.

2) THE WEST LINE OF LOT 2, JCM SUBDIVISION AS MONUMENTED IS IN ERROR. MONUMENTS WERE ESTABLISHED BY PE&LS 3864 WEST OF THE SECTION LINE INTO WELTON SUBDIVISION. THE WEST LINE OF SECTION 14 WAS MONUMENTED BY PLS 2615 AND HAS BEEN WELL DOCUMENTED BY OTHER SURVEYS.

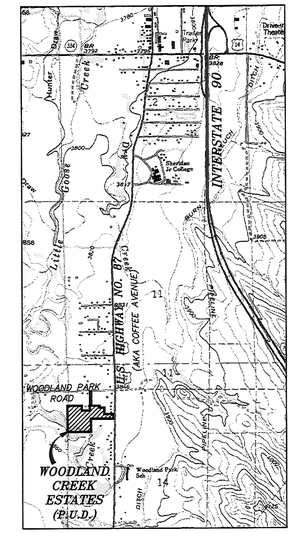
3) A PORTION OF LOT 2, JCM SUBDIVISION WAS PLATTED INSIDE THE RIGHT–OF–WAY OF WOODLAND PARK ROAD (AKA COUNTY ROAD NO. 66). SAID PORTION SHALL BE DEDICATED TO THE PUBLIC.

4) OUTLOTS A, B & C WILL BE DESIGNATED AS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

5) OUTLOT D WILL BE DESIGNATED AS DETENTION USE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

6) OUTLOTS R–1 & R–2 ARE PRIVATE ROADS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). OUTLOTS R–1 & R–2 ARE ALSO DESIGNATED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES.

7) (FLOODWAY EASEMENT "NO BUILDING AREA") FOR THOSE LANDS DESIGNATED HEREON AS A FLOODWAY EASEMENT, DEVELOPER COVENANTS FOR ITSELF AND ALL SUCCESSORS IN TITLE, SHALL STATE THAT THERE SHALL BE NO CHANGE IN GRADE, NO FILL ADDED AND NO TEMPORARY OR PERMANENT STRUCTURE PLACED, INCLUDING ANY TYPE OF BUILDING, FENCE OR OTHER STRUCTURE, NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS. THE FLOODWAY EASEMENT SHALL BE MONUMENTED DEFINING IT'S LOCATION AND SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO ENSURE THE MONUMENTS REMAIN IN PLACE. IF THE MONUMENTS ARE OBLITERATED THE CITY MAY REQUIRE PROPERTY OWNERS TO HAVE A SURVEYOR REPLACE THEM AT THEIR EXPENSE.



LOCATION MAP
SCALE: 1"=2000'

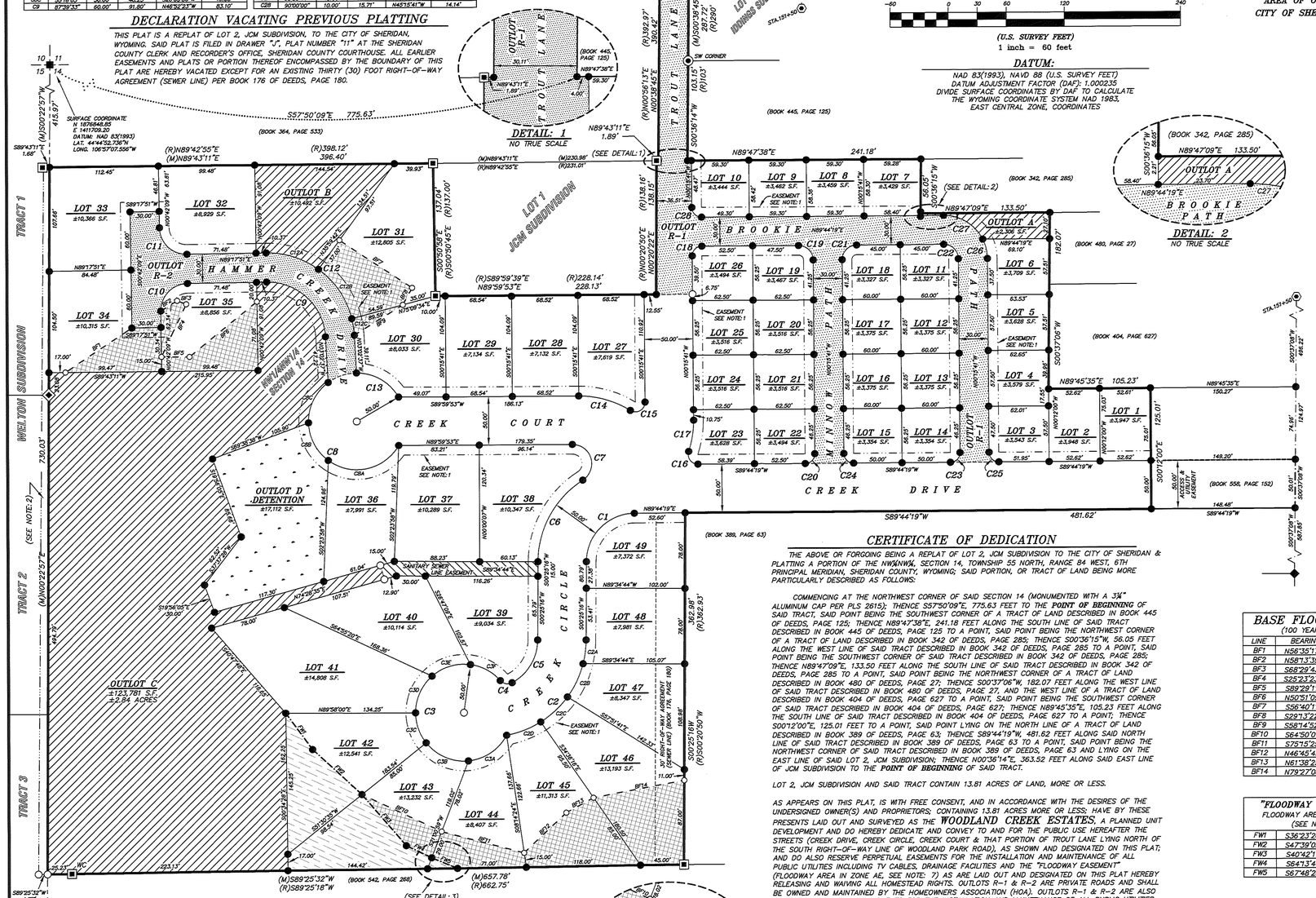
CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°19'03"	50.00'	77.94'	S45°36'47"W	70.29'
C2	79°27'31"	100.00'	138.68'	N40°09'01"E	127.91'
C2A	14°14'01"	100.00'	24.84'	N07°32'16"E	24.78'
C2B	21°44'30"	100.00'	37.95'	N25°31'32"E	37.72'
C2C	21°44'31"	100.00'	37.95'	N47°16'02"E	37.72'
C2D	21°44'30"	100.00'	37.95'	N69°00'32"E	37.72'
C3	298°45'53"	50.00'	260.72'	S02°24'20"E	50.93'
C3A	56°38'56"	50.00'	49.44'	N56°32'11"E	47.45'
C3B	56°38'56"	50.00'	49.44'	S66°56'53"E	47.45'
C3C	38°27'25"	50.00'	33.56'	S18°15'42"E	32.93'
C3D	49°00'31"	50.00'	42.76'	S24°28'06"W	41.47'
C3E	49°00'12"	50.00'	42.76'	S73°28'18"W	41.47'
C3F	40°54'28"	50.00'	35.70'	N61°34'16"W	34.95'
C4	76°46'44"	50.00'	13.40'	S75°30'12"E	12.42'
C5	61°41'03"	50.00'	53.83'	N31°15'42"E	51.27'
C6	57°21'31"	100.00'	100.10'	S29°25'06"W	95.98'
C7	147°46'44"	50.00'	51.58'	N16°06'45"W	38.43'
C8	203°43'38"	50.00'	177.79'	N48°08'18"E	97.86'
C8A	96°31'04"	50.00'	84.23'	S78°13'29"W	74.62'
C8B	51°56'31"	50.00'	45.33'	N27°39'47"W	43.79'
C8C	55°16'33"	50.00'	48.23'	S26°05'30"W	46.38'
C9	87°39'25"	50.00'	91.85'	N46°32'23"W	83.10'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	90°00'00"	28.00'	43.98'	S44°23'51"W	39.60'
C11	90°00'00"	28.00'	43.98'	S45°36'09"E	39.60'
C12	76°36'36"	80.00'	120.39'	N52°29'33"W	111.61'
C12A	36°41'51"	90.00'	57.64'	N72°21'14"W	56.66'
C12B	39°56'45"	80.00'	69.78'	N34°01'56"W	67.48'
C12C	11°59'37"	80.00'	17.36'	N68°33'56"W	17.28'
C13	60°03'43"	50.00'	52.41'	N60°01'59"W	50.05'
C14	32°09'27"	100.00'	56.13'	N73°55'19"W	55.40'
C15	152°35'13"	10.00'	21.39'	N60°56'53"E	17.53'
C16	108°49'41"	10.00'	18.99'	S35°50'51"E	16.26'
C17	18°49'41"	100.00'	32.86'	N09°09'09"E	32.71'
C18	90°00'00"	10.00'	15.71'	S44°44'19"W	14.14'
C19	90°00'00"	15.00'	23.56'	N45°15'41"W	21.21'
C20	90°00'00"	10.00'	15.71'	N44°44'19"E	14.14'
C21	90°00'00"	15.00'	23.56'	S44°44'19"W	21.21'
C22	90°00'00"	15.00'	23.56'	N45°15'41"W	21.21'
C23	90°00'00"	10.00'	15.71'	N44°44'19"E	14.14'
C24	90°00'00"	10.00'	15.71'	S45°15'41"E	14.14'
C25	90°00'00"	10.00'	15.71'	N45°15'41"W	14.14'
C26	26°23'15"	45.00'	20.72'	N13°27'19"W	20.54'
C27	63°36'44"	45.00'	49.96'	N58°27'19"W	47.43'
C28	90°00'00"	10.00'	15.71'	N45°15'41"W	14.14'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOT 2, JCM SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "J", PLAT NUMBER "11" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED EXCEPT FOR AN EXISTING THIRTY (30) FOOT RIGHT–OF–WAY AGREEMENT (SEWER LINE) PER BOOK 176 OF DEEDS, PAGE 180.


ADKINS VALLEY SUBDIVISION
WOODLAND PARK ROAD (AKA COUNTY ROAD NO. 66)
U.S. HIGHWAY NO. 87 (AKA COFFEEN AVENUE) (R)73'
TROUT LANE
LOT 3 EDWINS SUBD.
JCM SUBDIVISION
LOT 1
TRACT 1
TRACT 2
TRACT 3
WELTON SUBDIVISION
HAMMER CREEK CIRCLE
CREEK COURT
CREEK DRIVE
BROOKIE PATH
MINNOW HILL
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D DETENTION ±17,112 S.F.
OUTLOT R-1
OUTLOT R-2
LOT 1 ±3,947 S.F.
LOT 2 ±3,948 S.F.
LOT 3 ±3,543 S.F.
LOT 4 ±3,579 S.F.
LOT 5 ±3,628 S.F.
LOT 6 ±3,709 S.F.
LOT 7 ±3,429 S.F.
LOT 8 ±3,459 S.F.
LOT 9 ±3,462 S.F.
LOT 10 ±3,444 S.F.
LOT 11 ±3,327 S.F.
LOT 12 ±3,375 S.F.
LOT 13 ±3,375 S.F.
LOT 14 ±3,384 S.F.
LOT 15 ±3,384 S.F.
LOT 16 ±3,375 S.F.
LOT 17 ±3,375 S.F.
LOT 18 ±3,327 S.F.
LOT 19 ±3,467 S.F.
LOT 20 ±3,516 S.F.
LOT 21 ±3,516 S.F.
LOT 22 ±3,494 S.F.
LOT 23 ±3,639 S.F.
LOT 24 ±3,516 S.F.
LOT 25 ±3,516 S.F.
LOT 26 ±3,494 S.F.
LOT 27 ±7,619 S.F.
LOT 28 ±7,132 S.F.
LOT 29 ±7,134 S.F.
LOT 30 ±8,033 S.F.
LOT 31 ±12,805 S.F.
LOT 32 ±6,929 S.F.
LOT 33 ±10,366 S.F.
LOT 34 ±10,315 S.F.
LOT 35 ±8,856 S.F.
LOT 36 ±7,991 S.F.
LOT 37 ±10,289 S.F.
LOT 38 ±10,347 S.F.
LOT 39 ±9,634 S.F.
LOT 40 ±10,114 S.F.
LOT 41 ±14,808 S.F.
LOT 42 ±12,541 S.F.
LOT 43 ±13,232 S.F.
LOT 44 ±8,407 S.F.
LOT 45 ±11,313 S.F.
LOT 46 ±13,193 S.F.
LOT 47 ±8,347 S.F.
LOT 48 ±7,981 S.F.
LOT 49 ±7,372 S.F.
OUTLOT C ±123,781 S.F. ±2.84 ACRES
SURFACE COORDINATE N: 1676648.85 E: 1411709.20 DATUM: NAD 83(1993) LAT: 44°44'52.736"N LONG: 106°57'07.556"W
(SEE NOTE: 2)
(SEE NOTE: 3)
(SEE DETAIL: 1)
(SEE DETAIL: 2)
(SEE DETAIL: 3)
(BOOK 364, PAGE 353)
(BOOK 445, PAGE 125)
(BOOK 342, PAGE 285)
(BOOK 480, PAGE 27)
(BOOK 404, PAGE 627)
(BOOK 558, PAGE 152)
(BOOK 389, PAGE 63)
(BOOK 542, PAGE 268)
(BOOK 445, PAGE 126)
(BOOK 176, PAGE 180)
N89°11'19"E 685.08'
N89°49'42"E 30.04'
N00°38'45"E 2.60'
N89°11'19"E 2.26'
S89°43'11"E 1.89'
S67°50'09"E 775.63'
N89°42'55"E 396.40'
N89°47'38"E 241.18'
N89°47'09"E 133.50'
N89°44'19"E 69.10'
N89°45'35"E 105.23'
N89°45'35"E 150.27'
S89°44'19"W 481.62'
S89°44'19"W 148.48'
S89°44'19"W 149.20'
S89°25'32"W 4.77'
S89°25'32"W (M)
S89°25'18"W (R)
(M)657.78'
(R)662.75'
(M)S89°25'32"W
(R)S89°25'18"W
(M)S00°22'57"W 415.97'
(R)S00°20'46"E 137.04'
(R)137.00'
(M)S00°38'45"W 287.72'
(R)290'
(M)S00°37'06"W 182.07'
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(R)496.20'
(M)S00°37'06"W 587.85'
(R)587.85'
(M)S00°22'57"W 730.03'
(R)S00°20'46"E 730.00'
(M)S00°22'57"W 156.30'
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(M)S00°38'45"W 382.98'
(R)382.93'
(M)S00°36'14"W 1058.85'
(R)1058.83'
(M)S00°36'14"W 103.15'
(R)103
(M)S00°36'14"W 138.15'
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(M)S00°20'22"E
(R)S00°20'22"E
(M)N89°43'11"E
(R)N89°42'55"E
(M)230.98'
(R)231.01'
(M)N89°43'11"E
(R)N89°42'55"E
(M)N89°43'11"E
(R)N89°42'55"E
(R)398.12'
(R)S89°59'39"E
N89°59'53"E
(R)228.14'
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